



Housing First & Tiny Homes

Rethinking Cost,
Community, & Control





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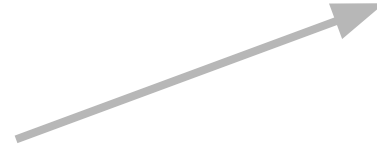
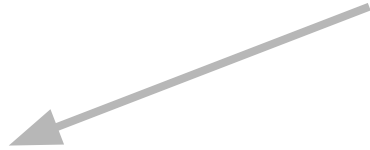
Locating the Conversation



The
Space
Between

Deep
Well
Being

Crisis





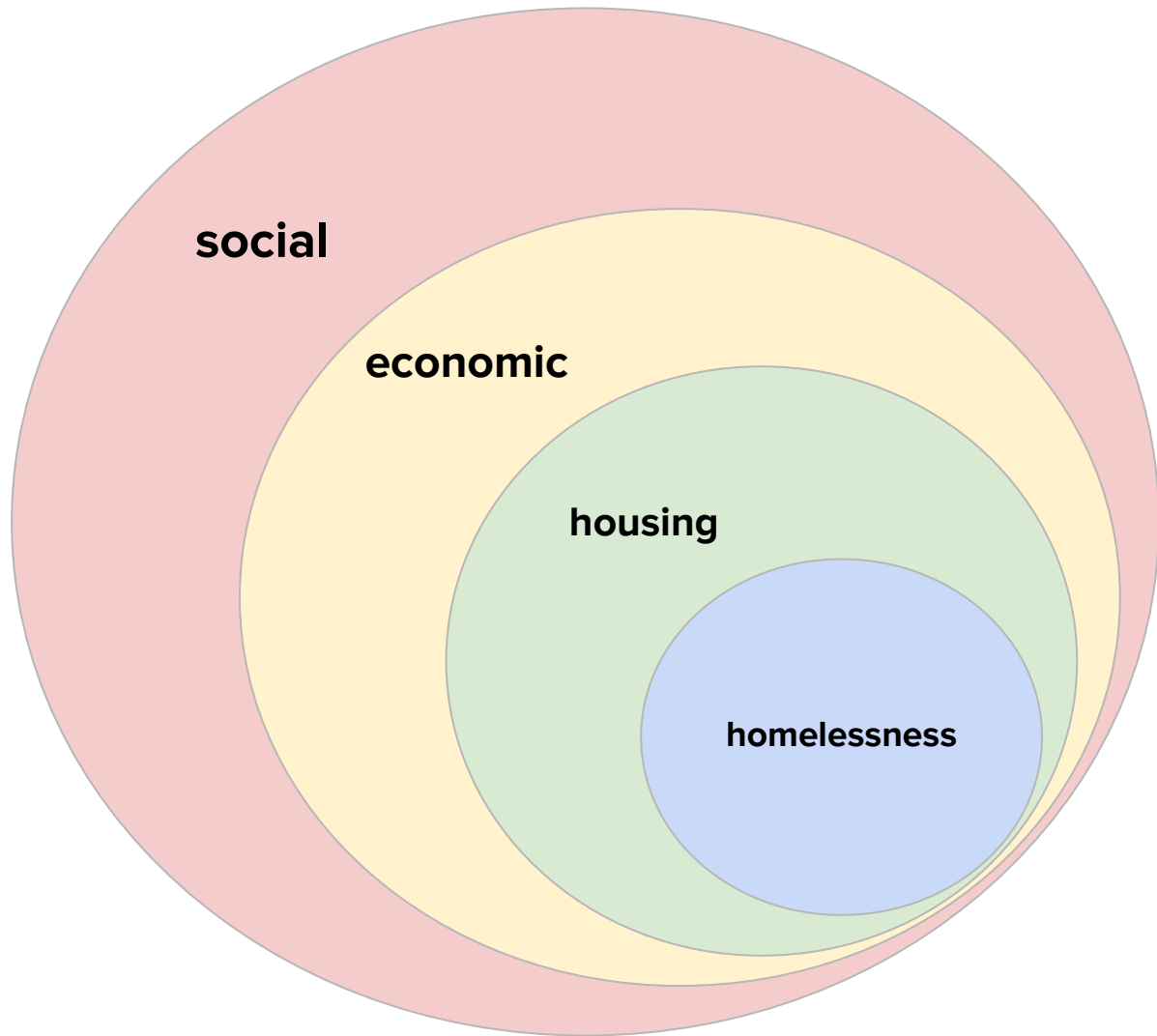
Crisis

7.2 million

national # of affordable units short for 30% AMI and below renters

source: NLIHC, “The Gaps: A Shortage of Affordable Homes.” March 2018.

A Crisis Within Crises





Integrating Upstream Solutions with Provision for Immediate Needs



Deep Wellbeing



Housing *is* first, but it is not our **end**.



Macro



Individual





THESIS

tiny home villages provide a strategy for:

- 1) scaling housing through a quickly deployable, attainably priced method and
- 2) addressing the larger drivers of our homelessness crisis

Elements of a Tiny Home Village

TINY HOMES - Individual homes of 400 square feet or less

VILLAGE MEETING - Residents meet as a community at least once a month

COMMON BUILDING(S) - Shared facilities and resources to supplement tiny homes

COMMUNITY AGREEMENT - A basic code of conduct that all residents agree to abide by

NON-PROFIT SPONSOR - An entity that provides ongoing administration, oversight, and support

SELF-GOVERNANCE - Involvement of residents in decision making and management

Continuum of Housing Niche

- Chronically Homeless Individuals, Couples, & Small Families; Students; Workforce
- Non-Extreme Mental Health & Addiction Conditions
- Stabilizing Transitional to Permanent Housing



Opportunity Village

Eugene, OR



Nickelsville

Seattle



Community First! Village

Austin



Beloved Community Village

Denver, CO



Cost Community Control

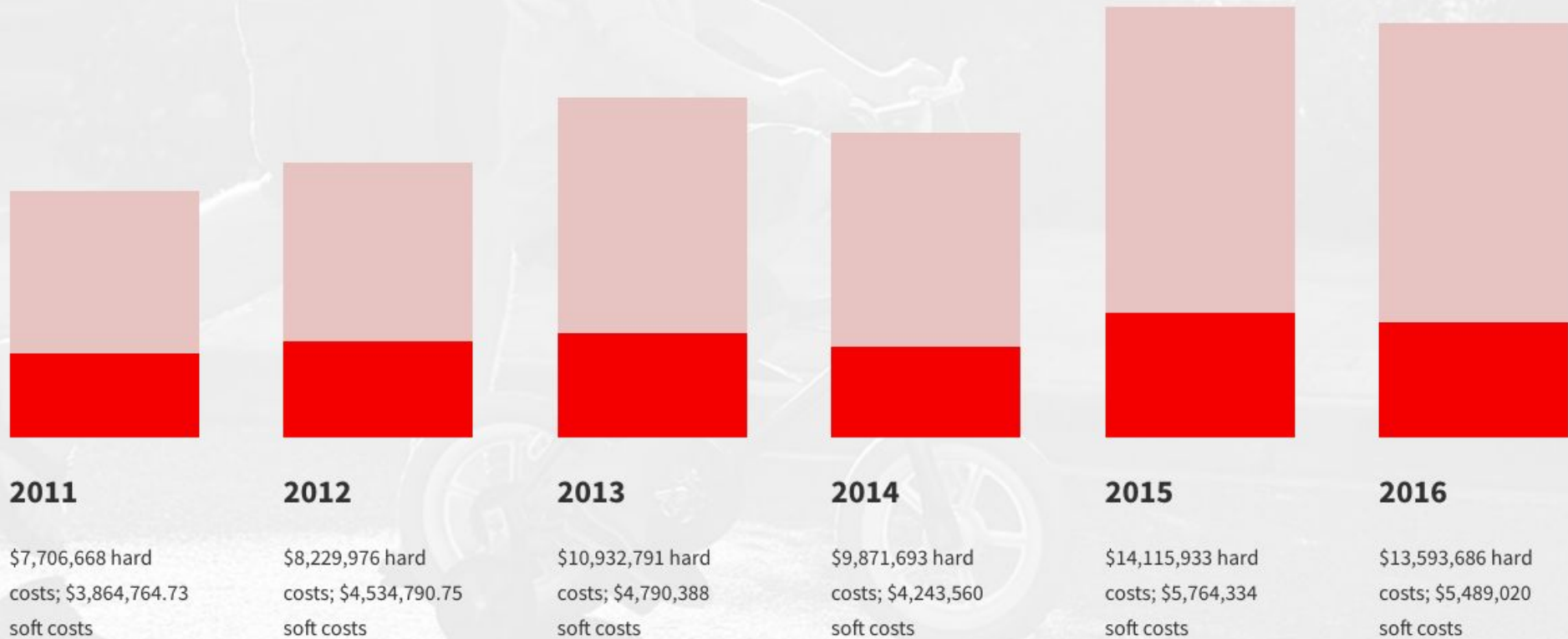




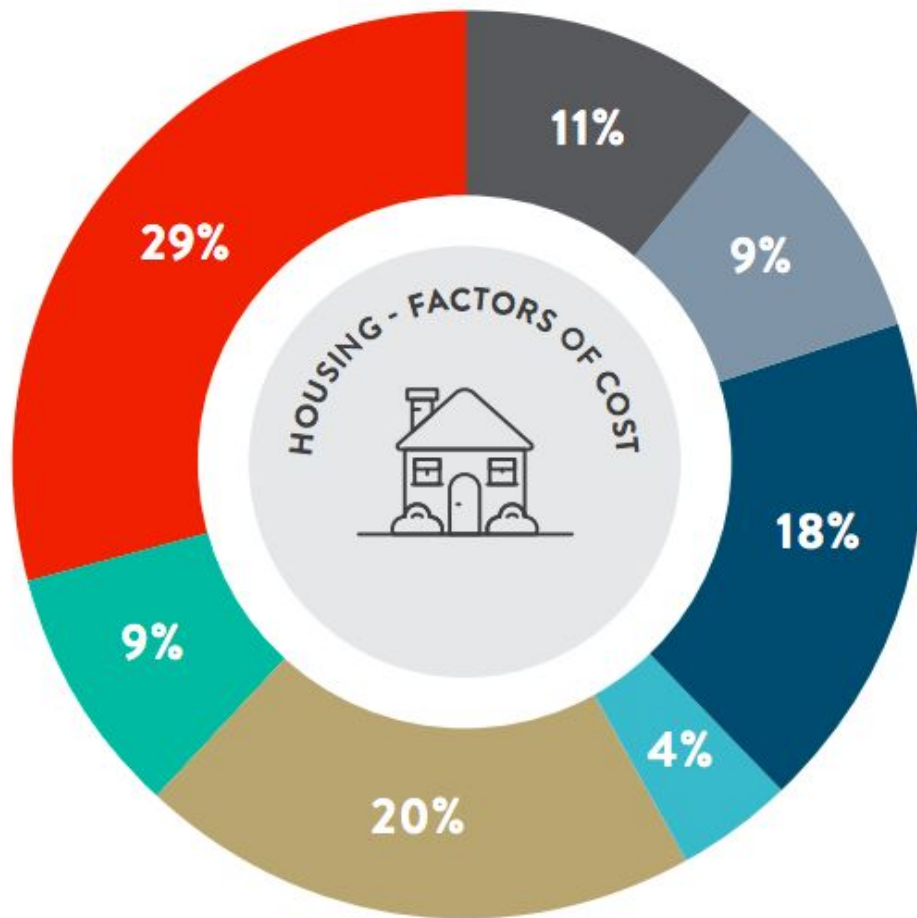
Cost



Hard Costs Soft Costs



source: BBC Research, Understanding Rising Costs in Affordable Housing: CHFA



- Land
- Regulatory
- Materials - Base
- Materials - Finish
- Labor
- Other
- Profit

Source: Analyst calculation rounded from
National Association of Homebuilders 2015 Cost
Study For Single-Family Homes

110,000

Units Built with LIHTC Projects Between 1995 and 2015

source: HUD's National Low Income Housing Tax credit (LIHTC) database: Projects Placed in Service through 2015.

\$250,000

Average Cost Per Unit for New Affordable Housing in Denver

Tiny Home Construction Costs

- \$2,000 - \$25,000 / unit
- Heavy use of In-Kind Labor & Material



Community





“In the shelter of community,
homeless people flourish.”

- *Denver Homeless Out Loud*





Dr. Grace Kim, sociologist

Meals Eaten
Communitas = Together
Per Week



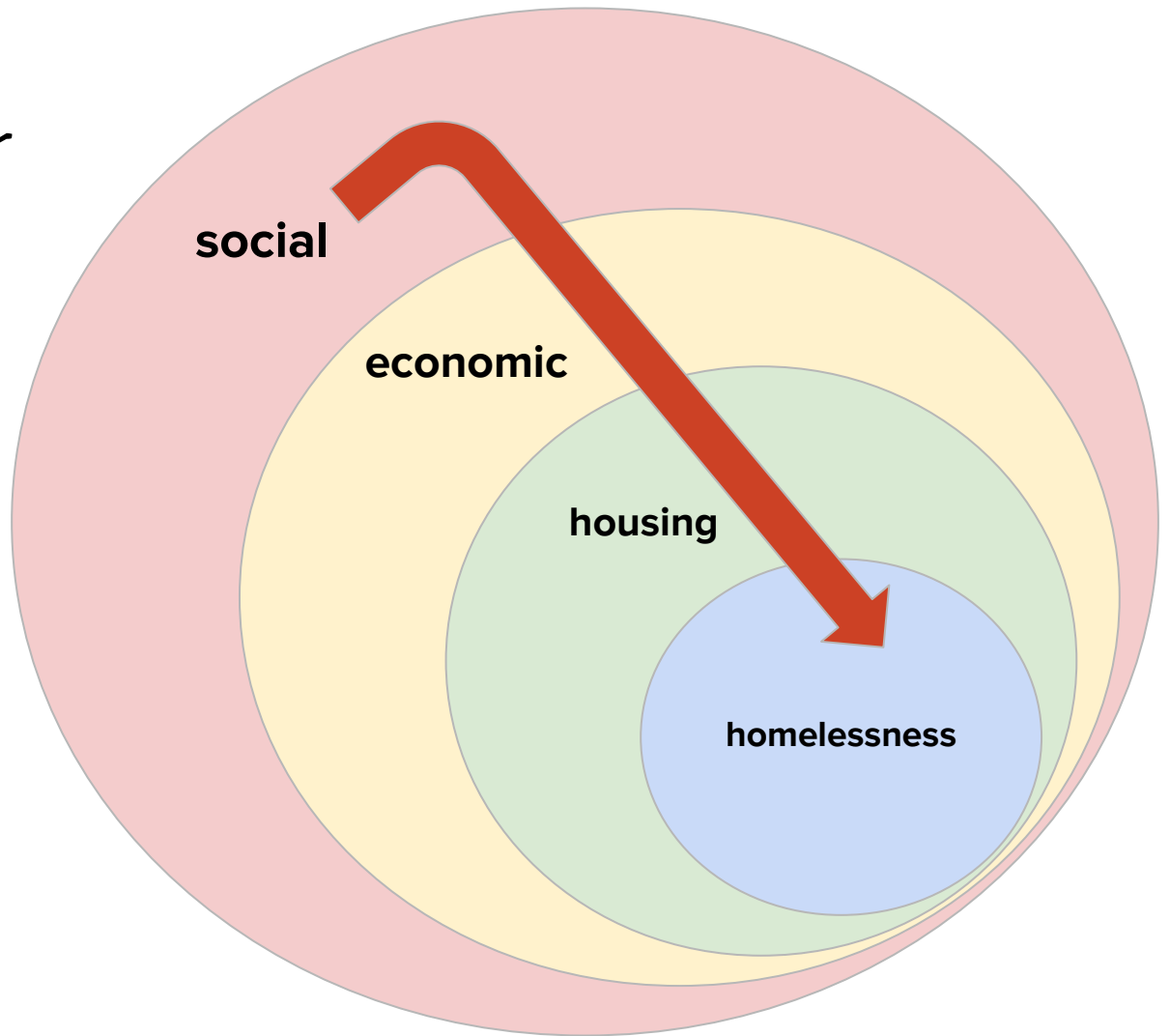
Control



Traditional

- Outside Property Management
- Supportive Services
- Individual Autonomy
- Some Community Activities

Inequitable Power Distribution





Self Governance

A Venn diagram with three overlapping circles. The central circle is the largest and is labeled 'Colorado Village Collaborative' with 'Board | Staff' below it. To its left is a smaller circle labeled 'Beloved Community Village' with 'Village Council / Advisory Council' below it. To its right is another smaller circle labeled 'St. Andrew's Village' with 'Village Council / Advisory Council' below it. The circles overlap, indicating shared elements or relationships between the entities. The entire diagram is set against a white background with decorative brown L-shaped lines in the corners.

**Colorado Village
Collaborative**

Board | Staff

**Beloved
Community
Village**

*Village Council /
Advisory Council*

**St. Andrew's
Village**

*Village Council /
Advisory Council*

Elements of Self-Governance

- Leadership structures
→ Board Representation
- Discipline & Conflict Resolution
- Chores, Property Management
- Managing Village Tours, Donations
- Media & Comms Support
- Fundraising
- Paid internal staff



Self-Governance as Integrative
Empowerment Strategy



Deep Wellbeing & Movement Building



A CoC's Perspective


Trig Bundgaard





DISCUSSION

Q & A



Discuss With Those Around You

- What strengths and weaknesses do you see in this model?
- How does this discussion on tiny home villages relate to your context or city?
- What questions are coming up for you?



Questions for the Panel





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